



Welcome to Wheaton Revitalization News!

Wheaton Revitalization News is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>

Look Ahead – Week of May 24 to May 30, 2020

Overall Project Status

Special Notice

Paving of local streets will take place this week including: Reddie Drive; intersection of Reddie Drive and Grandview Avenue; Grandview Avenue; and Triangle Lane. All work will take place at night to avoid impact to traffic and local business. The scope of work involves milling and resurfacing.

The project is holding steady at 98+-percent complete. The impacts of COVID-19 continue to hamper progress on the site as it directly affects labor. Over the past several weeks, the project experienced an uptick in reported cases of COVID-19; this past week was again relatively active in reporting confirmed and suspected COVID-19. To date, there have been 30-confirmed COVID-19 personnel on the project.

Several subcontractors have been particularly hard-hit including Perlelectric (electrician), CJ Coakley (drywall), Sparkle Painting, and Kensington Glass, an interior glazing contractor. Clark Construction has brought on additional contractual resources to assist in the project closeout.

Because of the above, the anticipated Substantial Completion Date remains somewhat fluid. A current Punch-Out schedule shows all punch out work targeted to be completed by June 18 for work covered under the Turnkey Contract. Installation of IT and Security are lagging behind by this date several weeks. The Contractor continues to track the following labor, material, and logistics impacts at this time:

Many of the previously noted material impacts have “cleared” as state’s throughout the nation resume manufacturing operations. However, local labor shortages directly related to COVID-19 continues to hamper progress.

Closeout Logistics

As a follow-up to a note carried in the last report concerning DPS and the project closeout, a meeting was held on 5/26/2020 with the DPS and has brought clarity to the project closeout process including the orderly closeout of permits related to the base building, Tenant Improvements, Furniture, electrical, IT, Security, and Town Square. Key management with DPS, including its Director and COO met with the Developer, Contractor, and representatives of DOT and provided a clear understanding and a path forward to meet critical project milestones. DPS remains a committed partner in this project.

COVID-19 Precautions

Clark Construction, (builder), Stonebridge Carras, (Developer), and O’Connell & Lawrence, Inc., the County’s project management team, have been working to assure a safe and virus-free workplace.

However, in spite of best efforts, and largely outside the control of the workplace, the number of reported, confirmed, COVID-19 infections affecting the workforce has reached 30.

Incremental COVID -19 precautions:

1. Clark requires its workforce and that of its subcontractors to remain in full compliance with CDC guidelines including social distancing, communication and reporting of proximity to the virus including family members, friend, and coworkers.
2. Gloves are a PPE requirement in addition to eye protection, hard hats, vests, and work boots.
3. Clark positioned 12- handwashing stations at outside porta potties and at elevator lobbies for convenient and frequent hand washing.
4. Clark is monitoring and managing the total daily number of personnel on the jobsite to ensure social distancing is not comprised by personnel numbers alone.
5. Clark hired a FTE (fulltime personnel) to monitor social distancing, check on all handwashing supplies to ensure adequate soap and paper towels, and to carefully monitor onsite personnel for appearance of sickness. Additionally, this FTE is a first-line of communication between employees on the jobsite and Project admin staff.
6. Clark instituted a policy that the building will be open Monday – Thursday and closed Friday through Sunday, a period of three (3) days, to minimize a virus survival.
7. Clark has mandated, that beginning Monday, April 13, all personnel MUST wear facial covering.
8. Beginning Monday, April 13, jobsite personnel will be questioned by Foreman as to whether family members are sick, if the employee is showing any signs of COVID, any recent travel including family members, any family member with fevers or other signs of COVID.
9. The building HVAC system, although not fully operational at this time, is programmed to bring-in 50-percent of outside air.
10. Clark developed a communication protocol that notifies all Key personnel if/when a COVID proximity is noted. At which time, an IMMEDIATE investigation launches.
11. Protocols for social tracing and quarantine are followed.
12. Clark, Stonebridge, O’Connell & Lawrence, and DOT are at the heart of the communication network.
13. Clark Construction added a second fulltime COVID-19 monitor to further enhance CDC guidelines by observing face masks and social distancing.
14. Clark now requires two points of entry to the project and questions each member of the workforce with three fundamental questions concerning employee exposure, recent activities, and current symptoms, if any.
15. Added a fulltime cleaning staff.

Roadway Work

SPECIAL NOTICE

Reedie Drive – Reedie Drive will be milled and paved Wednesday of this week. Work will be performed at night.

Grandview Avenue - Grandview Avenue will be milled and paved Thursday of this week. Work will be performed at night.

Intersection of Grandview Ave and Reedie Drive – The intersection will be milled and paved Thursday this week. Work will be performed at night.

Triangle Lane –Triangle Lane will be milled Tuesday night 5/26 and paved Wednesday night 5/27.

Office Building Status

Interior Construction

- Interior construction is active on all floors of the building with floors is complete.
- Substantial Completion for interior finishes will continue into early-June.
- The interior of the building will be punched-out by June 18.

Major Building Systems

- Major building systems are commissioned 99-percent.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- In all, roughly 350 mechanical, electrical, and plumbing systems are commissioned.
- Major building systems such as the cooling tower, electrical system and boiler are up-Installation and programming of the fire alarm system is well underway and undergoing testing.
- Testing the fire alarm system is a key condition of Use and Occupancy (U&O).
- Installation and testing of the fire alarm system under the watchful eye of the County's Fire Marshall.

Elevators

- In all, eight (8) elevators will be active in the building.
- There are six (6) elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- Overall, elevator installation is >99-percent complete.
- Elevator inspections are underway.

Furniture

- Systems furniture (workstations) installation is complete.
- In all, 800-workstations will be installed to support the workforce.

Move-in

Move-in dates are being re-evaluated and will likely be revised based upon the resumption of Return to Work (RTW) policies for both Montgomery County and MNCPPC personnel.

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)
- Mid-County Regional Services Center - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)
- Development of the move-in schedule is underway

Building IT System

- Installation of a Passive Optical Network (PON) is underway.
- The eighth-floor Data Center is fully commissioned and awaiting racks.

Security System

- Installation of the building Security System is underway.

Town Square

- Construction of the Town Square will be completed next week.
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete.
- Installation of new door leading from the WMATA tower to the elevated walkway is complete.
- Installation of polished aluminum hand-rails; complete
- Installation of lights along the elevated ramps; complete
- Construction of the Amphitheatre terracing including sod, is complete.
- Stage construction is well-underway.
- Planting of the bio-retention nearly complete.



May 26, 2020

Follow Project Progress via the Project Camera

A camera has been installed to view construction on the site. [Click here](#) to access the camera.

Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	Complete
Building Close-in	Complete
Building Skin	Complete
Interior build-out	June 2020
Substantial Completion	June 30, 2020
Move-in (occupancy)	Summer 2020

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